

MOTION BY SUPERVISORS MICHAEL D. ANTONOVICH AND DON KNABE      OCTOBER 23, 2007

**AMENDMENT TO ITEM NO. 25**

Before the County adopts new green building and Low-Impact Development Standards, it is important that staff and the Regional Planning Commission assess the impacts upon individual property-owners and future home-buyers.

Securing approvals and permits from various County agencies for a single-family dwelling on an existing legal lot can be an intimidating process, especially for a home owner seeking to modify owner-occupied property for personal use. The combination of multiple separate filing and review fees, as well as charges from engineers and architects, often exceed \$20,000 for one home. If a lot split is involved, combined fees between \$50,000 and \$100,000 are not uncommon. The entire review process, from submittal of a parcel map application to issuance of a building permit, often takes more than 2 years. Before the County adopts additional standards relative to green building or Low-Impact Design, we must take into account the impacts upon property-owners attempting to build smaller, modest projects, especially new housing.

The cost of housing in Los Angeles County is amongst the highest in the nation. As the price of housing escalates, the dream of owning a home becomes more and more distant to greater segments of the community. While the cost of real property is largely beyond the County's control, the application/review fees and development standards that the County imposes bear directly upon the cost of new housing. It is therefore important that the County assess the economic impacts of any decision relative to green building and Low-Impact Development Standards.

- M O R E -

**MOTION**

MOLINA \_\_\_\_\_

BURKE \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

YAROSLAVSKY \_\_\_\_\_

I, THEREFORE, MOVE that the Board of Supervisors amend the staff recommendations to:

- Direct the Regional Planning Commission to evaluate the economic impacts upon property-owners of small, non-discretionary projects, particularly owners of an individual lot attempting to construct a single-family dwelling for their personal use, of all proposed green building and Low-Impact Development Standards;
- Direct the Regional Planning Commission to evaluate the economic impacts upon property-owners of smaller projects that require a discretionary approval--including projects subject to a plot plan review, Director's Review, Community Standards District modification, Minor Conditional Use Permit, parcel maps, and similar projects that are less impacting upon existing communities--of all proposed green building and Low-Impact Development Standards; and
- Direct the Chief Executive Officer to prepare a cost-benefit analysis of any proposed green building and Low-Impact Development Standards to quantify the additional costs of such standards upon future home-buyers.

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MDA:pno  
lowimpactdevstandards